WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 3/20/2010
(AFFIX SEAL)

LaTrece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

BOX 13 # 14773

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mahmoud Fatheddin	Mahmoud Fatheddin	164-156
(NAME)	(NAME)	
12457 Old Hickory Blvd.	12457 OLD HICKORY BLVD	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	ANTIOCH, TN. 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Al-Zahra Islamic Center, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mahmoud Fatheddin, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 2nd, formerly the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 54 on the Plan of Cimarron Subdivision of the Issaac Whitworth Property, not of record, described according to a survey made by W. B. Southgate Surveyor, July 9-10, 1941, as follows:

BEGINNING in the center of Old Hickory Boulevard at a railroad spike located 1133 feet more or less, northeast of the center line of the Murfreesboro Pike, being a corner of the property conveyed to Virginia H. Reet et al, by deed from May E. Frierson, of record in Book 1306, Page 515, Register's Office for said County, thence with said Reed's easterly line south 8 ½ deg. E 596 feet to the northerly line of Lot No. 7; thence with the northerly line of Lot Nos. 7 and 8 eastwardly 334.5 feet to the corner of Lot Nos. 54 and 55; thence with the line between said two lots northwardly 662 feet to the center of Old Hickory Boulevard; thence with the center of said Boulevard westwardly 390 feet to the beginning.

Being the same property conveyed to Al-Zahra Islamic Center, by deed of record in Book 11453, Page 732, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 12457 Old Hickory Boulevard, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 03/12/09 11:59 2 pgs
Fees:13.00 Taxes:580.90

20090312-0022388

Witness my hand this 27th day of February, 2009.

Al-Zahra Islamic Center

By Ghasem M. Alviri, Trustee
Al-Zahra Islamic Center

Al-Zahra Islamic Center

By: Kh. Fatheddin, Trustee
Al-Zahra Islamic Center

Al-Zahra Islamic Center

By: Jim A. Attar, Trustee
Al-Zahra Islamic Center

Al-Zahra Islamic Center

By: Ahmad Taheri, secretary
Al-Zahra Islamic Center

Al-Zahra Islamic Center

By: Saeed Foroudastan, Trustee
Al-Zahra Islamic Center

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for the state of county aforesaid, personally appeared Ghasem M. Alviri, Khadejeh Fatheddin, Jim A. Attar, and Saeed Foroudastan with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath , acknowledged himself/herself to be the Trustees of the Al-Zahra Islamic Center, and that he/she as such Trustees executed the foregoing instrument for the purposes therein contained by signing the name of Al-Zahra Islamic Center by himself/herself as Trustees.
Witness my hand and official seal at Nashville, Tennessee, this 27 day of February, 2009.

Commission Expires: 3/20/2010 LaTrece McAdoo Notary Public

LaTrece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for the state of county aforesaid, personally appeared Ahmad Taheri with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath , acknowledged himself/herself to be the Secretary of the Al-Zahra Islamic Center, and that he/she as such Secretary executed the foregoing instrument for the purposes therein contained by signing the name of Al-Zahra Islamic Center by himself/herself as Secretary.
Witness my hand and official seal at Nashville, Tennessee, this 27 day of February, 2009.

Commission Expires: 3/20/2010 LaTrece McAdoo Notary Public

LaTrece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County